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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 18th September, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/339 of 2025/UDUHD/AAC/e-File/18/2022/7693/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/140 of 2013/TPS-1413-4165-L, dated 30.07.2013 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 47 (Kholvad-Bhada) (hereinafter referred to as "the said Draft Scheme") submitted by the Surat Urban Development Authority, Surat;

AND WHEREAS, the part area of said draft scheme was included within the jurisdiction of Surat Municipal Corporation vide notification no. No.KV/46 of 2020/SMN/902019 /99331P, dated.18.06.2020;

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 47 (Kholvad-Bhada) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of Surat Urban Development Authority and Surat Municipal Corporation, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)" is added in Case No. 85, 87, 94, 107, 112 and 126, in remarks column of redistribution statement.

2. The area, boundary and location of the Final Plot No. 109 admeasuring 4691 sq.mtr. allotted in lieu of Original Plot No.109 admeasuring 7818 sq.mtr., is modified as the Final Plot No. 109 admeasuring 2168 sq.mtr. allotted in lieu of Original Plot No.109 admeasuring 3614 sq.mtr., as shown in the accompanying plan and the redistribution statement.

3. The 12.0 mtr. wide road earmarked as A-B-C passing through Original Plot No. 108/1, 108/2, 108/3, 108/4, 108/5, 108/6, 108/7 and Original Plot No. 108/8 is deleted, as shown in the accompanying plan.

4. The area, boundary, location and purpose of the Final Plots shown in Column No.2 and its area shown in Column No. 3, are modified as shown in Column No.4 and 5 respectively of table given below and as shown in the accompanying plan and redistribution statement.

Sr. No.	As per the Preliminary T.P. Scheme submitted		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
1.	108/1	4006	108	38454
2.	108/2	4272		
3.	108/3	4806		
4.	108/4	9041		
5.	108/5	4273		
6.	108/6	4273		
7.	108/7	4006		
8.	108/8	3777		
9.	R-31 (વાણિજ્ય વેચાણપાત્ર)	9148	R-31 (વાણિજ્ય વેચાણપાત્ર)	13729
10.	R-43 (ગાર્ડન)	1529	R-43 (પાર્કિંગ)	4691
11.	61	7039	61	7039
12.	R-20 (વાણિજ્ય વેચાણપાત્ર)	8019	R-20 (વાણિજ્ય વેચાણપાત્ર)	18637
13.	R-21 (વાણિજ્ય વેચાણપાત્ર)	8496	R-21 (વાણિજ્ય વેચાણપાત્ર)	1457

Sr. No.	As per the Preliminary T.P. Scheme submitted		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
14.	100	3282	100	3282
15.	101/1	10006	101/1	10006
16.	101/2	9045	101/2	9045
17.	102	3294	102	3294
18.	103	6493	103	6493
19.	R-37 (રહેણાંક વેચાણપાત્ર)	11259	R-37 (રહેણાંક વેચાણપાત્ર)	10582
20.	R-38 (સોશ્યલ ઈન્ફ્રાસ્ટ્રકચર)	6944	R-38 (સોશ્યલ ઈન્ફ્રાસ્ટ્રકચર)	7158
21.	R-39 (સોશ્યલ ઈન્ફ્રાસ્ટ્રકચર)	25560	R-39 (સોશ્યલ ઈન્ફ્રાસ્ટ્રકચર)	26041
22.	85	21628	85/1	21628
23.			85/2	2394
24.	R-35 (સોશ્યલ ઈન્ફ્રાસ્ટ્રકચર)	10011	R-35 (સોશ્યલ ઈન્ફ્રાસ્ટ્રકચર)	7617
25.	77	7420	77	7420
26.	R-19 (સોશ્યલ ઈન્ફ્રાસ્ટ્રકચર)	17133	R-19 (સોશ્યલ ઈન્ફ્રાસ્ટ્રકચર)	13554
27.	96	214	96	214

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Signature Not Verified
Signed by:BHOLUSINGH G THAKUR
Date: 2025.09.25 21:45:03 +05:30
Reason: Validate Document
Location: Government Central Press, Gandhinagar